

ORDINANCE NO. \_\_\_\_\_

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 2920 ½ SOUTH LAKELINE BOULEVARD FROM**  
3 **MULTIFAMILY RESIDENCE MEDIUM DENSITY (MF-3) DISTRICT TO**  
4 **COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-**  
5 **MU-CO) COMBINING DISTRICT.**

6  
7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

8  
9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
10 change the base district from multifamily residence medium density (MF-3) district to  
11 community commercial-mixed use-conditional overlay (GR-MU-CO) combining district  
12 on the property described in Zoning Case No. C14-2007-0215, on file at the Neighborhood  
13 Planning and Zoning Department, as follows:

14  
15 A 0.70 acre tract of land, more or less, out of Riviera Springs North Section B  
16 Subdivision in Williamson County, the tract of land being more particularly  
17 described by metes and bounds in Exhibit "A" incorporated into this ordinance (the  
18 "Property"),

19  
20 locally known as 2920 ½ South Lakeline Boulevard, in the City of Austin, Williamson  
21 County, Texas, and generally identified in the map attached as Exhibit "B".

22  
23 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
24 established by this ordinance is subject to the following conditions:

25  
26 A site plan or building permit for the Property may not be approved, released, or  
27 issued, if the completed development or uses of the Property, considered cumulatively with  
28 all existing or previously authorized development and uses, generate traffic that exceeds  
29 2,000 trips per day.

30  
31 Except as specifically restricted under this ordinance, the Property may be developed and  
32 used in accordance with the regulations established for the community commercial (GR)  
33 base district, the mixed use (MU) combining district, and other applicable requirements of  
34 the City Code.

1 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2007.  
2  
3

4 **PASSED AND APPROVED**

5  
6 §  
7 §  
8 \_\_\_\_\_, 2007 § \_\_\_\_\_

9 Will Wynn  
10 Mayor  
11

12  
13 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

14 David Allan Smith  
15 City Attorney

Shirley A. Gentry  
City Clerk



THREE DIMENSIONAL SERVICES  
SHIPPING ADDRESS:

13100 W HWY 29  
101 Jonathan Drive Suite 3  
Liberty Hill, Texas 78642

## 3DS, Inc. Land Surveyors

G.P.S. Services  
Subdivisions • Topographic  
Construction • Commercial • Boundaries

**MAILING ADDRESS:**

P.O Box 850  
Liberty Hill, Texas 78642

(512) 515-5888  
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www.3DSinc.com

*EXHIBIT A*

### METES AND BOUNDS DESCRIPTION

**BEING 0.70 ACRES, RIVIERA SPRINGS NORTH SECTION B, AS RECORDED IN CABINET B, SLIDE 290-292, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;**

**BEGINNING** at the southeast corner of a 3.24 acre tract, and being the northeast corner of this said 0.52 acre tract;

**Thence** S47°21'08"W along the north right of way of Lakeway blvd. and the south line of this said 3.24 acre tract, a distance of 277.31 feet to the a iron rod found;

**Thence** S50°02'51"W along the north right of way of Lakeway blvd. and the south line of this said 3.24 acre tract, a distance of 76.88 feet, a iron rod found;

**Thence** S50°17'59"W along the north right of way of Lakeway blvd. and the south line of this said 3.24 acre tract, a distance of 63.22 feet, to a point for a corner , being the southwest corner of this said 0.70 acre tract;

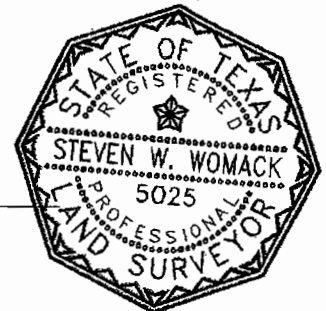
**Thence** N21°06'08"W along the west line of this said 0.52 acre tract and the east line of Lakeway Condominiums section one (3.809 acres), a distance of 150.75 feet to a point for a corner being the northwest corner of this said 0.70 acre tract;

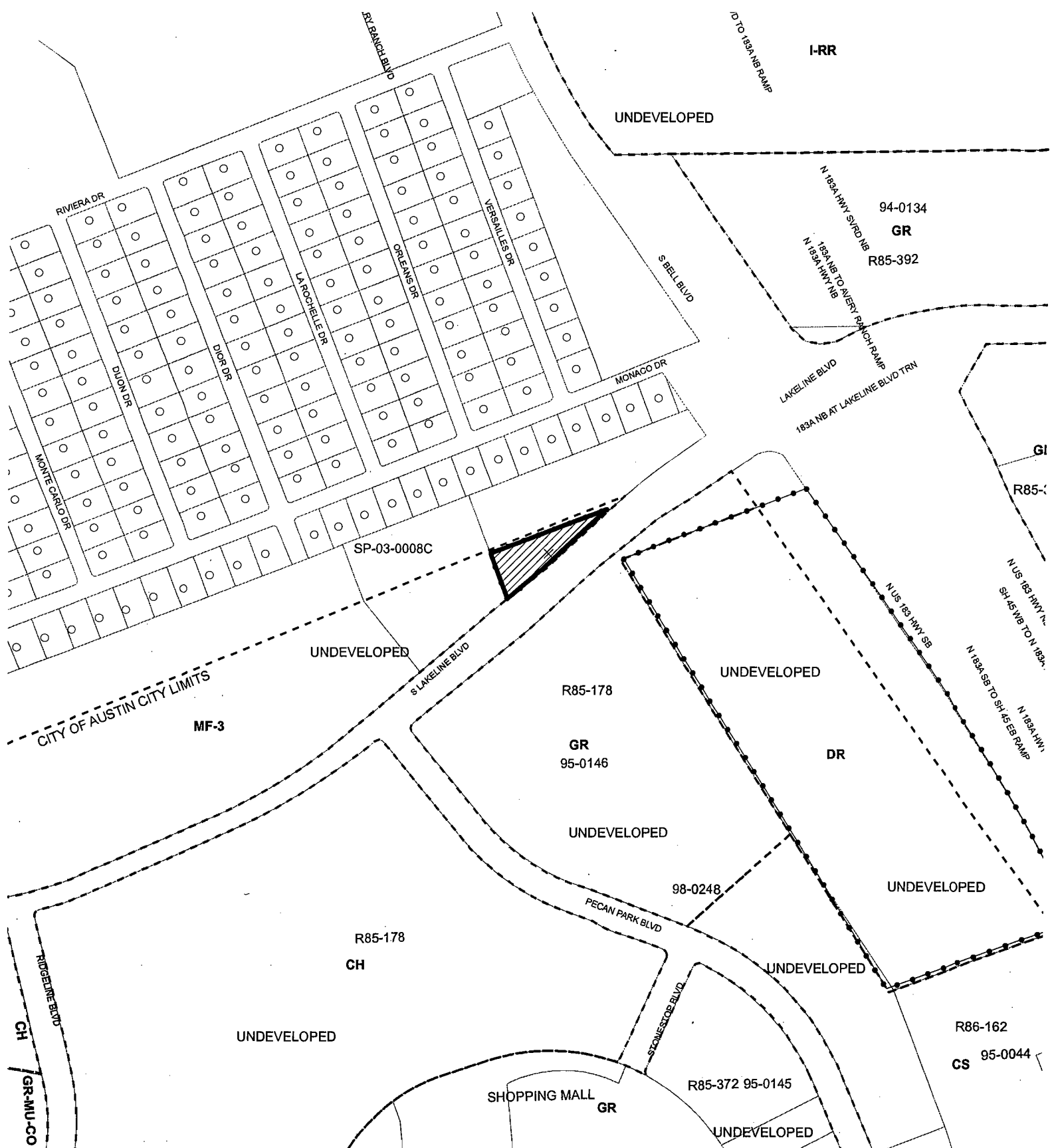
**Thence** N69°28'17"E along the south line of said 3.24 acre tract and the north line of this said 0.52 acre tract a distance of 390.53 feet to the **POINT OF BEGINNING** and containing 0.70 acres more or less.

Steven W. Womack  
Registered Professional Surveyor  
No. 5025, State of Texas

09-25-07

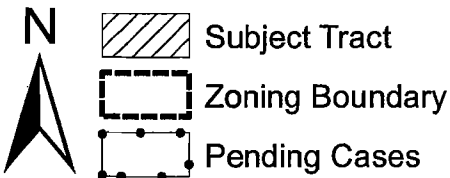
Date





## ZONING EXHIBIT B

**ZONING CASE#:** C14-2007-0215  
**ADDRESS:** 2920 1/2 S LAKELINE BLVD  
**SUBJECT AREA:** 0.70 ACRES  
**GRID:** F40  
**MANAGER:** S. SIRWAITIS



1" = 400' OPERATOR: S MEEKS

This map has been produced by G.I.S. Services for the sole purpose of geographic reference.  
 No warranty is made by the City of Austin regarding specific accuracy or completeness.

